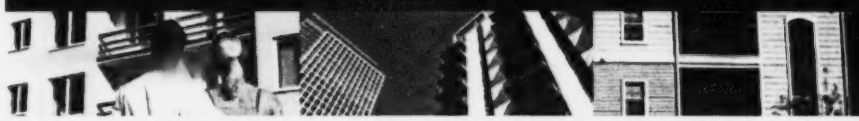
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

British Columbia Highlights*



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

Figure 1

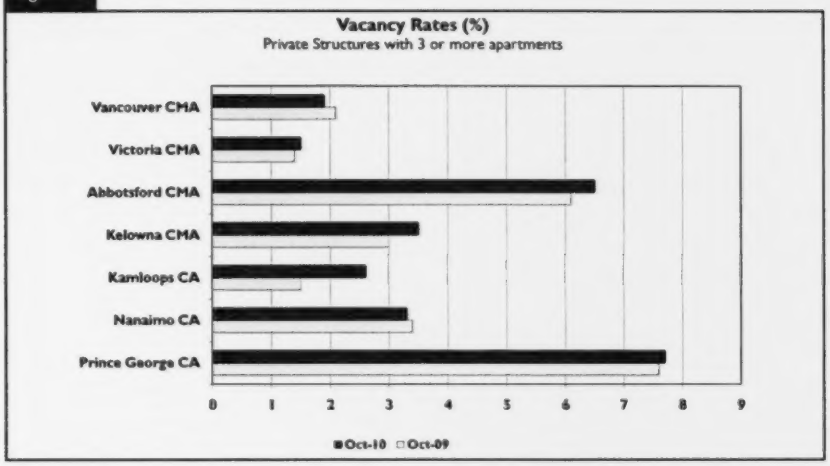
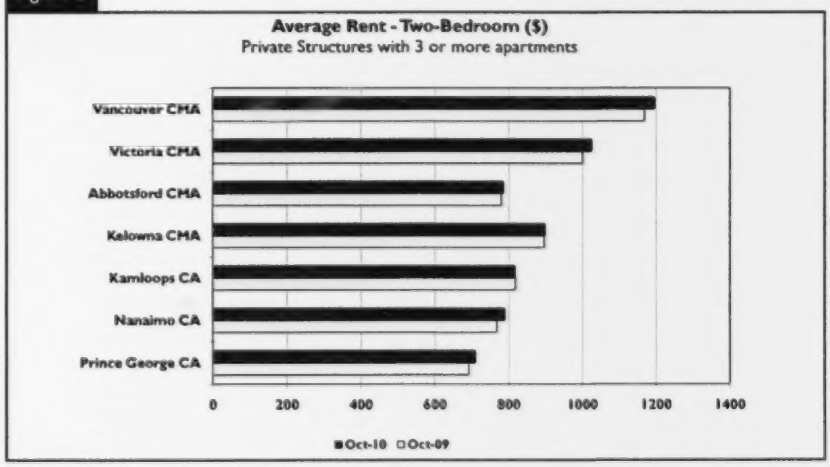


Figure 2



*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Highlights

- The apartment vacancy rate edged lower to 2.7 per cent in October 2010, compared to 2.8 per cent in 2009.
- The average rent for a two-bedroom apartment in new and existing rental buildings was $1,019 per month.
- The pace of rent increase slowed for rental units common to both the October 2009 survey and the October 2010 survey. The estimated increase in same sample apartment rents was 2.3 per cent in October 2010, down from 2.8 per cent a year ago.

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Rental Vacancy Edge Lower

Households looking for rental accommodation are finding slightly fewer vacancies with the average rental apartment vacancy rate in urban British Columbia centres[1] edging lower to 2.7 per cent in October 2010, compared to 2.8 per cent in October 2009.

The apartment vacancy rate was highest for larger rental units. The vacancy rate for three-bedroom or larger apartments was unchanged at four per cent, while the vacancy rate for bachelor apartments edged lower to 1.7 per cent, from 1.9 per cent in October 2009.

Although the rental vacancy rate increased in more than half of the centres surveyed, lower vacancy rates in the other 12 centres, including the Vancouver Census Metropolitan Area (CMA), pushed the provincial average lower. The Vancouver apartment vacancy rate was 1.9 per cent in October 2010, compared to 2.1 per cent one year earlier. Strong migration flows and fewer first-time homebuyers shifting tenure from rental to homeownership pushed the vacancy rate lower.

The other three provincial CMAs (Victoria, Kelowna and Abbotsford) reported higher apartment vacancy rates compared to a year ago. Strong competition from investor-owned rental housing, accessory rental suites and the home ownership market contributed to higher vacancy rates in 2010 in these markets.

Average Rents Move Higher

Stable demand and increased supply from the secondary rental market slowed the increase in rents among all bedroom types. The estimated increase in same sample apartment rent, which measures the change in rent for rental units common to both the October 2009 survey and the October 2010 survey, was 2.3 per cent, down from 2.8 per cent a year ago.

The average rent for a two-bedroom apartment in new and existing structures was $1,019 per month. The average rent was highest in Vancouver CMA at $1,195 for a two-bedroom apartment, and $940 for a one-bedroom apartment. One-bedroom apartments make up a larger share of the purpose-built rental stock in the Vancouver CMA.

Availability Rate[2] Unchanged

The availability rate was unchanged from a year ago at 3.6 per cent. The gap between the apartment vacancy rate and the availability rate was similar to a year ago, indicating that monthly turnover among tenants is relatively stable.

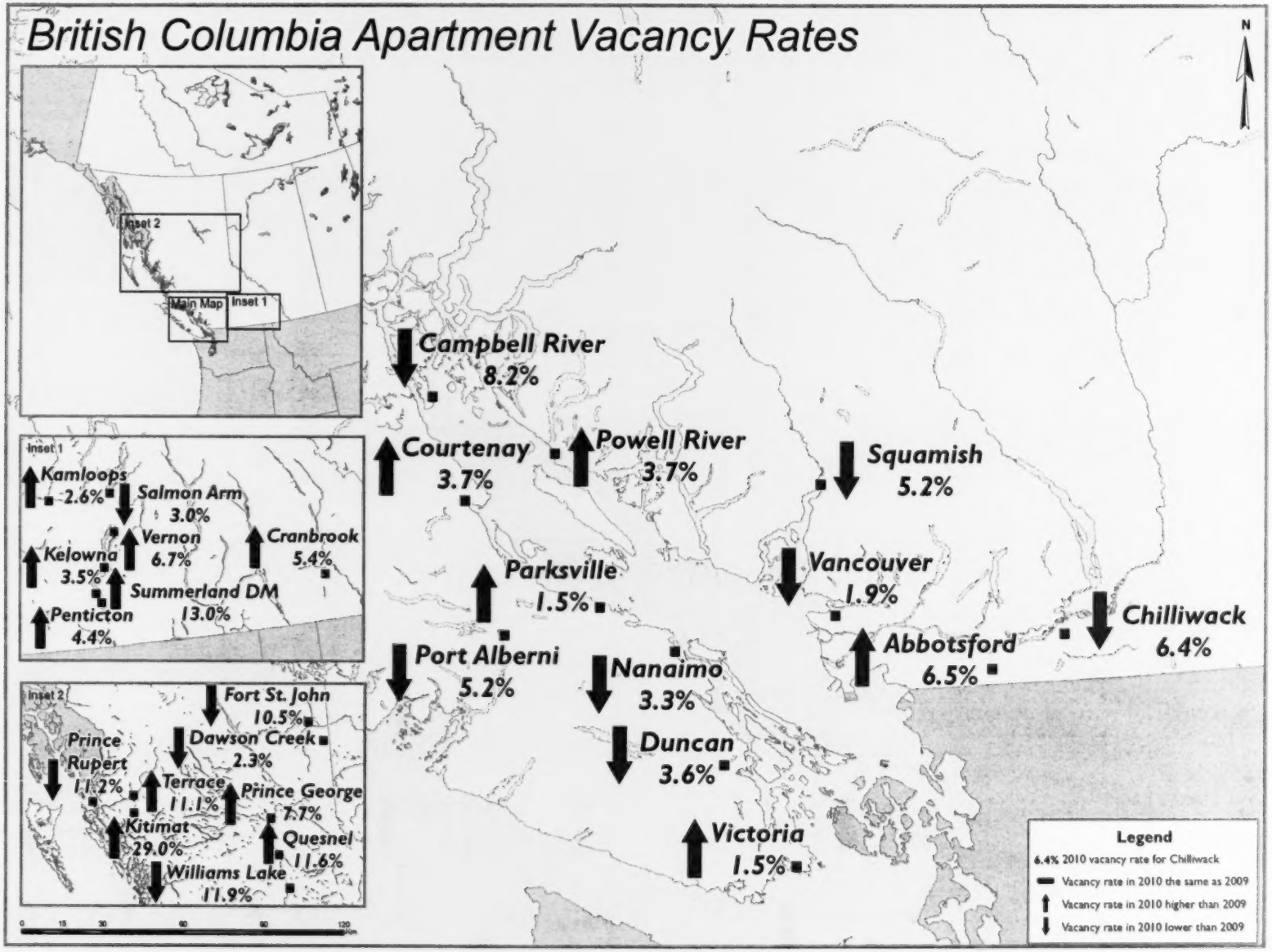
Secondary Rental Market

Investor-owned apartments are an important addition to rental market supply in British Columbia and complement the existing stock of rental accommodation. CMHC's October 2010 Rental Market Survey (RMS) includes a Condominium Apartment Rent Survey and a Condominium Apartment Vacancy Survey. These two Surveys are conducted in Vancouver and Victoria and the results can be found in Table 4.1.1 to Table 4.3.1. In both centres, the condominium vacancy rate moved opposite to the purpose-built apartment vacancy rate. Overall, rental market conditions in the secondary rental market were comparable to the traditional rental market.

In addition to the condominium market, CMHC's October 2010 RMS also includes information on the secondary rental market. This includes dwelling types other than purpose-built apartment and townhouse rental projects. For example, rented single-detached, semi-detached, duplex, row and accessory apartments are included in this survey. Vancouver, Victoria, Kelowna and Abbotsford were the centres included in this survey. The results can be found in Table 5.1 and Table 5.2.

[1] An urban centre is a centre with a population of 10,000 or more people.

[2] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant.


British Columbia Apartment Vacancy Rates
N
Inset 2
Main Map
Inset 1
Campbell River
8.2%
Courtenay
3.7%
Powell River
3.7%
Squamish
5.2%
Parksville
1.5%
Vancouver
1.9%
Chilliwack
6.4%
Abbotsford
6.5%
Port Alberni
5.2%
Nanaimo
3.3%
Duncan
3.6%
Victoria
1.5%
Inset 1
Kamloops
2.6%
Salmon Arm
3.0%
Vernon
6.7%
Cranbrook
5.4%
Kelowna
3.5%
Summerland DM
13.0%
Penticton
4.4%
Inset 2
Fort St. John
10.5%
Dawson Creek
2.3%
Prince Rupert
11.2%
Terrace
11.1%
Prince George
7.7%
Kitimat
29.0%
Quesnel
11.6%
Williams Lake
11.9%
Legend
6.4% 2010 vacancy rate for Chilliwack
Vacancy rate in 2010 the same as 2009
Vacancy rate in 2010 higher than 2009
Vacancy rate in 2010 lower than 2009

TABLES INCLUDED IN THE BRITISH COLUMBIA PROVINCIAL HIGHLIGHT REPORT

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1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA	9.1 c	3.4 a	5.1 a	7.2 a	6.7 a	6.1 a	10.0 a	2.8 c	6.1 a	6.5 a
Campbell River CA	7.9 a	5.3 a	7.0 a	11.5 a	10.1 a	6.7 a	10.4 a	4.3 a	8.9 a	8.2 a
Chilliwack CA	8.9 a	10.9 a	8.9 a	7.5 a	6.9 a	4.9 a	1.7 a	0.0 a	7.9 a	6.4 a
Courtenay-Comox CA	0.7 a	4.3 a	2.4 a	4.0 a	4.2 a	3.4 a	3.3 a	5.1 a	3.4 a	3.7 a
Cranbrook CA	28.6 a	**	4.4 a	6.6 a	4.3 a	5.3 a	4.3 a	0.0 a	4.7 a	5.4 a
Dawson Creek CA	1.4 a	2.7 a	2.1 a	2.3 a	4.1 a	1.6 a	0.0 a	6.9 a	2.7 a	2.3 a
Duncan-North Cowichan CA	8.6 a	3.0 a	4.9 a	3.3 a	6.7 a	3.8 a	14.7 a	9.5 a	6.1 a	3.6 a
Fort St. John CA	13.4 a	10.7 a	20.4 a	11.9 a	21.4 a	9.9 a	10.6 c	3.4 a	20.5 a	10.5 a
Kamloops CA	2.1 a	11.4 a	1.6 a	2.4 a	1.4 a	1.7 a	0.0 a	4.3 a	1.5 a	2.6 a
Kamloops Zone 1-South Shore	2.6 a	4.2 a	1.0 a	1.0 a	1.3 a	1.0 a	**	**	1.3 a	1.3 a
Kamloops Zone 2-North Shore	0.0 a	28.6 a	2.3 a	4.0 a	1.5 a	2.4 a	0.0 a	4.3 a	1.8 a	4.1 a
Kelowna CMA	0.8 a	3.8 a	2.4 a	2.8 a	3.5 a	4.0 a	6.5 a	4.2 a	3.0 a	3.5 a
Kitimat CA	15.9 a	**	9.2 a	27.1 a	10.1 a	31.1 a	3.6 a	14.8 a	10.0 a	29.0 a
Nanaimo CA	1.5 a	1.6 a	2.8 a	2.4 a	4.4 a	4.8 a	3.2 a	1.7 a	3.4 a	3.3 a
Parksville CA	0.0 a	0.0 a	1.1 a	1.1 a	1.3 a	1.7 a	0.0 a	0.0 a	1.1 a	1.5 a
Penticton CA	6.6 a	1.4 a	2.7 a	5.7 a	3.6 a	3.3 a	5.6 a	7.6 a	3.4 a	4.4 a
Port Alberni CA	7.1 a	1.6 a	7.0 a	6.2 a	4.2 a	4.6 a	3.8 a	6.9 a	5.7 a	5.2 a
Powell River CA	0.0 a	**	2.1 a	5.4 a	4.4 a	2.0 a	7.3 a	0.0 a	3.4 a	3.7 a
Prince George CA	12.3 a	10.9 a	6.6 a	8.2 a	6.2 a	6.0 a	11.9 a	10.5 a	7.6 a	7.7 a
Prince George Zone 1-Downtown	16.4 a	12.7 a	9.3 a	10.8 a	8.0 a	6.9 a	5.2 a	3.6 a	9.5 a	9.1 a
Prince George Zone 2-Outlying	5.9 a	8.0 a	4.7 a	6.3 a	5.3 a	5.7 a	12.9 a	11.5 a	6.6 a	7.0 a
Prince Rupert CA	8.9 a	**	12.4 a	8.8 a	15.4 a	15.5 a	**	6.8 a	12.2 a	11.2 a
Quesnel CA	0.0 a	0.0 a	4.3 a	5.8 a	11.1 a	17.2 a	0.0 a	0.0 a	8.0 a	11.6 a
Salmon Arm CA	0.0 a	0.0 a	4.2 a	2.5 a	4.3 a	3.8 a	10.0 a	0.0 a	4.3 a	3.0 a
Squamish CA	13.8 a	0.0 a	3.6 a	10.9 a	5.6 a	3.9 a	2.2 a	4.3 a	5.5 a	5.2 a
Summerland D.M.	n/u	n/u	**	n/s	0.0 a	14.3 a	**	**	0.0 a	13.0 a
Terrace CA	14.3 a	3.4 a	4.1 a	3.3 a	7.6 a	14.2 a	28.3 a	21.7 a	9.3 a	11.1 a
Vancouver CMA	1.4 a	1.2 a	2.1 a	1.9 a	2.6 a	2.1 a	2.2 a	2.5 a	2.1 a	1.9 a
Vernon CA	1.1 a	11.9 a	3.1 a	5.6 a	3.3 a	7.2 a	3.1 a	6.7 a	3.1 a	6.7 a
Victoria CMA	1.3 a	0.8 a	1.6 a	1.7 a	1.1 a	1.3 a	1.1 a	1.2 a	1.4 a	1.5 a
Williams Lake CA	13.3 a	0.0 a	7.4 a	8.8 a	15.7 a	13.8 a	7.7 a	13.2 a	12.3 a	11.9 a
British Columbia 10,000+	**1.9 a**	**1.7 a**	**2.5 a**	**2.5 a**	**3.7 a**	**3.3 a**	**4.0 a**	**4.0 a**	**2.8 a**	**2.7 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($)
by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA	552 a	546 a	646 a	655 a	781 a	785 a	860 a	875 a	711 a	716 a
Campbell River CA	451 a	490 a	564 a	588 a	682 a	696 a	794 a	795 a	637 a	654 a
Chilliwack CA	477 a	487 a	600 a	604 a	757 a	743 a	804 a	771 a	667 a	662 a
Courtenay-Comox CA	535 a	538 a	605 a	639 a	722 a	772 a	728 a	731 a	673 a	714 a
Cranbrook CA	423 a	523 b	556 a	583 a	673 a	705 a	766 a	794 a	631 a	664 a
Dawson Creek CA	592 a	621 a	700 a	714 a	876 a	936 a	941 a	1,033 a	765 a	799 a
Duncan-North Cowichan CA	506 a	517 a	587 a	616 a	696 a	715 a	849 a	896 a	630 a	655 a
Fort St. John CA	587 a	596 a	709 a	706 a	922 a	902 a	981 a	935 a	832 a	817 a
Kamloops CA	578 a	602 a	688 a	685 a	819 a	816 a	996 a	1,032 a	747 a	742 a
Kamloops Zone 1-South Shore	587 a	588 a	725 a	730 a	881 a	875 a	**	**	789 a	784 a
Kamloops Zone 2-North Shore	544 a	636 a	641 a	632 a	750 a	758 a	905 a	907 a	696 a	694 a
Kelowna CMA	584 a	587 a	737 a	740 a	897 a	898 a	1,001 a	1,018 a	821 a	822 a
Kitimat CA	418 a	**	444 a	467 a	503 a	528 a	487 a	527 a	477 a	508 a
Nanaimo CA	509 a	519 a	629 a	648 a	768 a	789 a	922 a	957 a	686 a	705 a
Parksville CA	493 a	488 a	621 a	625 a	688 a	718 a	818 b	800 b	671 a	695 a
Penticton CA	525 a	543 a	634 a	663 a	758 a	783 a	888 a	926 a	681 a	707 a
Port Alberni CA	440 a	447 a	489 a	506 a	623 a	644 a	809 a	762 a	555 a	568 a
Powell River CA	444 a	429 b	537 a	561 a	641 a	644 a	713 a	783 a	591 a	603 a
Prince George CA	506 a	502 a	595 a	592 a	692 a	709 a	802 a	794 a	661 a	666 a
Prince George Zone 1-Downtown	517 a	501 a	597 a	591 a	676 a	687 a	801 a	808 a	628 a	629 a
Prince George Zone 2-Outlying	489 a	504 a	594 a	594 a	700 a	719 a	802 a	793 a	677 a	686 a
Prince Rupert CA	431 a	443 a	541 a	538 a	652 a	645 a	634 a	635 a	583 a	582 a
Quesnel CA	396 a	414 a	500 a	501 a	606 a	598 a	**	719 a	563 a	560 a
Salmon Arm CA	461 a	478 a	605 a	621 a	743 a	773 a	735 b	**	674 a	697 a
Squamish CA	526 a	538 a	714 a	702 a	855 a	808 a	1,050 a	943 a	819 a	777 a
Summerland D.M.	n/u	n/u	**	n/s	**	**	**	n/s	600 a	**
Terrace CA	494 a	506 a	540 a	559 a	625 a	640 a	791 a	803 a	609 a	625 a
Vancouver CMA	804 a	811 a	919 a	940 a	1,169 a	1,195 a	1,367 a	1,420 a	975 a	995 a
Vernon CA	492 a	512 a	632 a	638 a	780 a	788 a	831 a	827 a	705 a	714 a
Victoria CMA	647 a	665 a	790 a	806 a	1,001 a	1,024 a	1,232 a	1,223 a	847 a	864 a
Williams Lake CA	417 a	443 a	573 a	569 a	679 a	668 a	789 a	774 a	643 a	638 a
British Columbia 10,000+	**744 a**	**753 a**	**853 a**	**871 a**	**1,001 a**	**1,019 a**	**1,145 a**	**1,170 a**	**895 a**	**911 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	4 a	118	127 a	1,758	111 a	1,814	1 c	35	244 a	3,726
Campbell River CA	2 a	38	42 a	365	39 a	584	2 a	46	85 a	1,033
Chilliwack CA	12 a	110	107 a	1,425	59 a	1,203	0 a	60	179 a	2,798
Courtenay-Comox CA	6 a	138	20 a	495	35 a	1,037	6 a	118	67 a	1,788
Cranbrook CA	**	10	20 a	310	27 a	509	0 a	47	47 a	877
Dawson Creek CA	2 a	74	10 a	426	5 a	313	2 a	29	19 a	842
Duncan-North Cowichan CA	2 a	66	22 a	665	20 a	529	2 a	21	46 a	1,281
Fort St. John CA	8 a	75	71 a	596	92 a	931	1 a	29	172 a	1,631
Kamloops CA	19 a	167	38 a	1,598	24 a	1,373	2 a	47	83 a	3,185
Kamloops Zone 1-South Shore	5 a	118	9 a	872	7 a	674	**	**	22 a	1,688
Kamloops Zone 2-North Shore	14 a	49	29 a	726	17 a	699	1 a	23	61 a	1,497
Kelowna CMA	5 a	134	48 a	1,736	77 a	1,929	5 a	120	135 a	3,919
Kitimat CA	**	**	45 a	166	101 a	325	4 a	27	153 a	527
Nanaimo CA	4 a	249	39 a	1,596	65 a	1,352	2 a	121	110 a	3,317
Parksville CA	0 a	17	1 a	95	7 a	410	0 a	16	8 a	538
Penticton CA	2 a	138	56 a	994	28 a	857	1 a	13	87 a	2,003
Port Alberni CA	1 a	62	29 a	470	19 a	416	2 a	29	51 a	977
Powell River CA	**	9	16 a	299	5 a	256	0 a	39	22 a	603
Prince George CA	28 a	260	92 a	1,118	94 a	1,562	48 a	457	262 a	3,397
Prince George Zone 1-Downtown	20 a	160	51 a	468	33 a	483	2 a	57	106 a	1,168
Prince George Zone 2-Outlying	8 a	100	41 a	650	61 a	1,079	46 a	400	156 a	2,229
Prince Rupert CA	**	56	22 a	247	38 a	245	4 a	61	68 a	608
Quesnel CA	0 a	14	12 a	207	50 a	291	0 a	21	62 a	533
Salmon Arm CA	0 a	11	4 a	161	7 a	184	0 a	9	11 a	365
Squamish CA	0 a	27	6 a	55	4 a	103	2 a	47	12 a	232
Summerland D.M.	n/u	n/u	n/s	n/s	4 a	30	**	**	4 a	33
Terrace CA	1 a	29	4 a	121	31 a	218	10 a	46	46 a	414
Vancouver CMA	141 a	11,441	1,241 a	65,956	524 a	24,848	56 a	2,213	1,962 a	104,457
Vernon CA	10 a	85	40 a	722	52 a	732	8 a	121	111 a	1,660
Victoria CMA	20 a	2,531	224 a	13,186	89 a	7,092	5 a	427	338 a	23,236
Williams Lake CA	0 a	13	16 a	182	48 a	348	5 a	38	69 a	581
British Columbia 10,000+	**276 a**	**15,880**	**2,353 a**	**94,950**	**1,657 a**	**49,491**	**168 a**	**4,240**	**4,455 a**	**164,561**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA	10.0 c	5.1 a	5.4 a	8.2 a	7.7 a	7.4 a	10.0 a	2.8 c	6.7 a	7.7 a
Campbell River CA	7.9 a	5.3 a	8.8 a	13.2 a	10.7 a	8.2 a	10.4 a	8.7 a	9.9 a	9.9 a
Chilliwack CA	11.9 a	13.7 a	10.1 a	9.8 a	8.8 a	7.6 a	5.2 a	1.7 a	9.5 a	8.8 a
Courtenay-Comox CA	0.7 a	6.5 a	4.1 a	4.0 a	5.1 a	4.2 a	6.6 a	5.1 a	4.5 a	4.4 a
Cranbrook CA	28.6 a	**	4.7 a	6.6 a	4.5 a	5.5 a	6.4 a	0.0 a	5.1 a	5.5 a
Dawson Creek CA	1.4 a	2.7 a	2.1 a	2.3 a	4.1 a	1.6 a	0.0 a	6.9 a	2.7 a	2.3 a
Duncan-North Cowichan CA	8.6 a	3.0 a	5.8 a	4.8 a	8.3 a	4.5 a	17.6 a	9.5 a	7.3 a	4.7 a
Fort St. John CA	14.8 a	12.0 a	21.6 a	11.9 a	22.1 a	10.1 a	14.2 d	3.4 a	21.5 a	10.7 a
Kamloops CA	2.1 a	12.0 a	1.6 a	3.3 a	1.4 a	2.8 a	0.0 a	4.3 a	1.5 a	3.5 a
Kamloops Zone 1-South Shore	2.6 a	4.2 a	1.0 a	1.8 a	1.3 a	1.9 a	**	**	1.3 a	2.1 a
Kamloops Zone 2-North Shore	0.0 a	30.6 a	2.3 a	5.1 a	1.5 a	3.6 a	0.0 a	4.3 a	1.8 a	5.2 a
Kelowna CMA	2.3 a	5.3 a	2.9 a	3.9 a	4.5 a	4.9 a	9.8 a	4.2 a	3.9 a	4.5 a
Kitimat CA	15.9 a	**	9.2 a	27.1 a	10.1 a	31.1 a	3.6 a	14.8 a	10.0 a	29.0 a
Nanaimo CA	3.5 a	3.6 a	4.6 a	3.6 a	5.7 a	6.3 a	5.5 a	1.7 c	5.0 a	4.6 a
Parksville CA	0.0 a	0.0 a	2.2 a	1.1 a	2.3 a	1.7 a	0.0 a	0.0 a	2.1 a	1.5 a
Penticton CA	6.6 a	2.9 a	2.7 a	6.2 a	3.6 a	4.6 a	5.6 a	7.6 a	3.4 a	5.3 a
Port Alberni CA	7.1 a	1.6 a	7.8 a	8.3 a	5.4 a	5.0 a	10.7 a	10.3 a	6.8 a	6.6 a
Powell River CA	0.0 a	**	2.1 a	6.2 a	5.6 a	3.2 a	7.3 a	2.9 a	3.9 a	4.8 a
Prince George CA	12.7 a	10.9 a	8.0 a	8.9 a	7.2 a	6.8 a	12.6 a	10.7 a	8.6 a	8.4 a
Prince George Zone 1-Downtown	16.4 a	12.7 c	11.5 a	11.9 a	8.7 a	8.8 a	8.6 a	3.6 b	10.8 a	10.3 a
Prince George Zone 2-Outlying	6.9 a	8.0 a	5.5 a	6.8 a	6.5 a	5.9 a	13.2 a	11.8 a	7.4 a	7.3 a
Prince Rupert CA	8.9 b	**	13.7 a	9.6 a	17.1 a	16.0 a	**	8.5 b	13.4 a	12.0 a
Quesnel CA	0.0 a	0.0 a	5.8 a	6.3 a	12.4 a	18.2 a	0.0 a	0.0 a	9.2 a	12.4 a
Salmon Arm CA	9.1 a	9.1 a	6.0 a	5.0 a	5.4 a	4.3 a	10.0 a	0.0 a	5.9 a	4.7 a
Squamish CA	13.8 a	0.0 a	3.6 a	10.9 a	5.6 a	3.9 a	2.2 a	4.3 a	5.5 a	5.2 a
Summerland D.M.	n/u	n/u	**	n/s	0.0 a	14.3 a	**	**	0.0 a	13.0 d
Terrace CA	14.3 a	3.4 a	4.1 c	3.3 a	7.6 a	14.2 a	28.3 a	21.7 a	9.3 a	11.1 a
Vancouver CMA	2.0 a	2.0 a	2.8 a	2.7 a	3.3 a	2.9 a	2.7 a	3.6 a	2.8 a	2.7 a
Vernon CA	1.1 a	11.9 a	3.5 a	5.9 a	4.1 a	7.6 a	3.1 a	6.7 a	3.6 a	7.0 a
Victoria CMA	2.6 a	2.1 a	2.7 a	2.9 a	2.2 a	2.4 a	2.4 a	1.7 b	2.6 a	2.6 a
Williams Lake CA	13.3 a	0.0 a	7.4 a	9.3 a	15.7 a	14.1 a	7.7 a	13.2 a	12.3 a	12.2 a
British Columbia 10,000+	**2.7 a**	**2.6 a**	**3.3 a**	**3.3 a**	**4.5 a**	**4.3 a**	**4.9 a**	**4.7 a**	**3.6 a**	**3.6 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Abbotsford CMA	2.7 c	++	3.2 b	1.5 a	3.0 a	0.6 a	3.6 c	2.3 c	2.7 a	1.1 a
Campbell River CA	++	7.9 a	3.2 c	4.9 b	9.9 c	2.2 a	**	1.7 a	5.2 b	3.0 a
Chilliwack CA	++	-1.4 a	1.4 a	++	1.8 b	-1.4 a	++	-1.4 a	1.3 a	-0.8 a
Courtenay-Comox CA	3.5 a	1.6 a	2.3 a	3.3 b	2.1 a	2.9 a	3.6 b	-0.3 a	2.7 a	2.4 a
Cranbrook CA	5.0 a	4.1 a	4.9 b	3.6 a	4.2 a	5.3 a	3.4 b	4.0 a	4.3 a	5.1 a
Dawson Creek CA	**	3.7 d	++	2.8 a	-3.3 d	7.7 a	-11.7 c	8.3 a	-2.4 c	5.0 a
Duncan-North Cowichan CA	9.1 b	-1.2 a	3.0 b	4.3 a	4.8 b	4.1 a	**	-3.8 a	3.4 b	4.2 a
Fort St. John CA	3.2 b	1.0 a	0.4 b	-0.2 a	-1.7 c	-1.5 a	-2.5 c	-5.2 a	-1.4 c	-1.1 a
Kamloops CA	4.3 b	++	4.4 b	0.7 a	4.8 a	-0.3 a	6.5 c	6.4 a	4.7 b	++
Kamloops Zone 1-South Shore	2.6 b	0.7 a	5.7 b	1.2 a	6.4 a	-0.4 a	**	**	6.1 a	0.4 a
Kamloops Zone 2-North Shore	8.4 c	++	2.8 c	++	2.8 a	++	++	6.2 a	2.9 b	++
Kelowna CMA	-4.4 d	2.3 c	-3.2 d	0.9 a	-1.6 c	++	++	++	-2.5 c	++
Kitimat CA	++	**	2.1 c	3.5 a	**	7.3 a	**	7.6 a	++	6.8 a
Nanaimo CA	1.8 a	1.9 a	1.8 b	2.6 a	2.2 b	3.4 a	1.5 a	4.7 a	2.2 a	2.7 a
Parksville CA	2.4 a	1.4 a	1.9 a	++	2.3 a	1.6 a	1.8 a	++	2.6 a	1.4 a
Penticton CA	1.6 c	5.4 b	1.1 d	5.1 b	1.8 c	3.1 a	1.8 a	-0.5 a	1.7 c	4.0 a
Port Alberni CA	5.5 d	2.4 a	4.5 b	2.5 a	3.6 c	3.6 a	++	**	4.0 b	3.1 a
Powell River CA	10.7 a	-4.3 a	3.1 b	4.7 a	5.3 d	++	**	8.1 a	4.4 b	3.4 a
Prince George CA	-3.6 a	++	-0.5 a	-1.1 a	0.4 b	++	-3.4 a	0.2 a	-0.3 b	-0.5 a
Prince George Zone 1-Downtown	++	-1.4 a	3.8 b	-3.0 a	2.6 c	-0.7 a	-4.1 d	++	2.0 b	-1.6 a
Prince George Zone 2-Outlying	-5.4 d	1.0 a	-2.5 a	++	-0.8 a	++	-3.1 a	-0.1 a	-1.6 a	++
Prince Rupert CA	-3.2 d	0.9 a	1.2 a	-2.8 a	++	-1.4 a	12.3 a	-1.3 a	++	-2.0 a
Quesnel CA	-2.5 a	7.3 a	7.9 a	1.9 a	10.9 a	-0.8 a	**	**	9.4 a	-1.0 a
Salmon Arm CA	**	4.9 a	2.3 c	3.4 a	2.5 c	4.6 a	**	**	2.4 b	3.9 a
Squamish CA	-2.1 a	0.8 a	7.9 a	-1.5 a	8.5 a	-6.2 a	-4.2 a	-6.7 a	3.4 a	-4.0 a
Summerland D.M.	n/u	n/u	**	n/s	**	**	**	n/s	**	**
Terrace CA	0.8 a	2.3 a	**	4.2 a	10.2 a	2.4 a	**	2.8 a	6.4 a	2.4 a
Vancouver CMA	3.6 a	3.0 a	2.9 a	2.6 a	2.6 a	3.1 a	3.9 a	2.7 a	2.9 a	2.6 a
Vernon CA	1.7 a	1.7 a	++	0.8 a	++	0.7 a	++	++	++	1.5 a
Victoria CMA	3.9 b	3.8 a	4.5 a	2.3 a	5.0 a	2.6 a	++	**	4.4 a	2.4 a
Williams Lake CA	**	9.6 a	1.1 c	0.7 a	1.6 a	-1.3 a	9.1 a	-2.4 a	1.4 a	-0.4 a
British Columbia 10,000+	**3.2** a	**2.9** a	**2.8** a	**2.3** a	**2.8** a	**2.6** a	**2.7** b	**2.3** b	**2.8** a	**2.3** a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA	n/u	n/u	**	**	**	**	18.0 a	16.8 a	7.8 b	8.2 a
Campbell River CA	**	**	0.0 a	6.7 a	8.2 a	1.4 a	1.4 a	3.6 a	4.7 a	3.1 a
Chilliwack CA	**	**	**	**	2.5 c	2.0 a	9.3 a	14.3 a	4.5 d	6.4 a
Courtenay-Comox CA	n/u	n/u	n/u	n/u	6.1 a	5.7 a	1.6 a	1.5 a	4.3 a	4.0 a
Cranbrook CA	**	**	5.2 d	5.9 a	1.8 c	3.0 a	4.1 c	4.1 a	3.1 c	3.8 a
Dawson Creek CA	n/u	n/u	**	**	9.7 a	3.3 a	5.8 a	2.9 a	7.5 a	3.0 a
Duncan-North Cowichan CA	n/u	n/u	11.7 a	10.0 a	4.3 a	10.0 a	0.0 a	1.4 a	4.9 a	6.9 a
Fort St. John CA	n/u	n/u	22.1 a	**	14.4 c	7.6 c	6.6 b	6.1 b	11.9 c	6.1 b
Kamloops CA	**	**	0.0 a	4.0 a	1.6 a	2.1 a	1.6 a	3.1 a	1.5 a	2.7 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	0.8 a	1.5 a	0.0 a	3.5 a	0.4 a	2.8 a
Kamloops Zone 2-North Shore	**	**	0.0 a	0.0 a	3.8 a	3.6 a	2.8 a	2.7 a	2.8 a	2.6 a
Kelowna CMA	n/u	n/u	9.5 a	0.0 a	7.5 a	3.1 a	5.9 a	2.2 a	7.3 a	2.7 a
Kitimat CA	n/u	n/u	n/u	n/u	27.1 a	27.3 c	28.3 a	37.9 a	27.9 a	34.5 a
Nanaimo CA	0.0 a	**	11.8 a	0.0 a	0.7 a	3.8 a	11.5 a	8.1 a	4.6 a	4.6 a
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	7.1 a	7.1 a	3.5 a	2.6 a	4.8 a	7.1 a	4.2 a	4.6 a
Port Alberni CA	**	**	26.7 a	5.9 a	5.1 a	5.4 a	6.5 a	6.3 a	8.8 a	6.7 a
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	3.4 a
Prince George CA	**	**	0.0 a	8.8 a	6.0 c	8.7 a	5.1 a	3.1 c	4.4 b	5.8 b
Prince George Zone 1-Downtown	**	**	**	**	**	8.0 a	4.5 a	3.2 d	4.3 c	5.8 c
Prince George Zone 2-Outlying	n/u	n/u	**	**	5.9 a	9.5 a	6.2 a	3.1 a	4.5 a	5.7 a
Prince Rupert CA	n/u	n/u	**	**	**	**	19.2 a	**	18.3 a	**
Quesnel CA	n/u	n/u	17.4 a	**	0.0 a	3.4 a	**	6.1 a	6.9 c	5.3 a
Salmon Arm CA	n/u	n/u	**	**	0.0 a	11.8 a	**	**	3.7 a	8.7 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	0.0 a	0.0 a	0.0 a	0.0 a
Summerland D.M.	**	**	0.0 a	2.9 a	5.7 a	8.1 a	**	**	2.7 a	5.4 a
Terrace CA	n/u	n/u	**	**	1.3 a	4.9 a	2.7 a	**	1.9 a	2.7 a
Vancouver CMA	**	0.0 a	0.8 a	3.6 c	3.2 c	2.2 a	5.9 a	1.7 a	4.8 b	1.9 a
Vernon CA	**	**	0.0 a	3.2 a	3.9 a	4.0 a	3.6 a	2.4 a	2.5 a	3.0 a
Victoria CMA	**	**	0.8 a	2.7 b	1.9 a	1.0 a	2.1 a	2.1 a	1.8 a	1.8 a
Williams Lake CA	**	**	**	20.0 a	5.9 a	8.8 a	21.4 a	1.9 a	16.5 a	5.1 a
British Columbia 10,000+	**0.9 a**	**1.9 a**	**4.8 a**	**4.6 a**	**5.0 a**	**3.8 a**	**6.5 a**	**4.1 a**	**5.7 a**	**4.0 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA	n/u	n/u	**	**	**	**	1,178 a	1,235 a	899 a	963 a
Campbell River CA	**	**	540 a	565 a	685 a	693 a	845 a	950 a	703 a	796 a
Chilliwack CA	**	**	**	**	725 a	721 a	975 a	1,005 a	787 b	787 a
Courtenay-Comox CA	n/u	n/u	n/u	n/u	716 a	725 a	840 a	848 a	765 a	776 a
Cranbrook CA	**	**	605 a	607 a	756 a	715 a	793 a	809 a	756 a	755 a
Dawson Creek CA	n/u	n/u	**	**	935 a	989 a	1,061 a	1,062 a	994 a	1,021 a
Duncan-North Cowichan CA	n/u	n/u	574 a	656 b	708 a	722 a	929 a	928 a	744 a	776 a
Fort St. John CA	n/u	n/u	660 a	655 a	952 a	966 a	1,069 a	1,059 a	965 a	966 a
Kamloops CA	**	**	531 b	591 a	891 a	915 a	1,104 a	1,078 a	994 a	988 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	924 a	950 a	1,279 a	1,254 a	1,081 a	1,076 a
Kamloops Zone 2-North Shore	**	**	524 b	597 b	801 a	810 a	965 a	955 a	889 a	890 a
Kelowna CMA	n/u	n/u	617 a	650 a	866 a	861 a	1,071 b	1,066 a	888 a	892 a
Kitimat CA	n/u	n/u	n/u	n/u	542 a	545 a	609 a	601 a	586 a	583 a
Nanaimo CA	524 a	**	625 b	659 a	812 a	816 a	931 a	973 a	823 a	838 a
Parksville CA	n/u	n/u	**	**	**	**	n/s	**	**	**
Penticton CA	**	**	**	**	780 c	766 c	1,086 a	1,067 a	955 c	924 c
Port Alberni CA	**	**	458 a	471 b	667 a	712 a	760 a	770 a	704 a	721 a
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	669 a
Prince George CA	**	**	701 a	721 a	645 a	691 a	749 a	866 a	709 a	786 a
Prince George Zone 1-Downtown	**	**	**	**	656 a	677 a	704 a	716 b	669 a	677 a
Prince George Zone 2-Outlying	n/u	n/u	**	**	628 a	710 a	826 a	1,027 a	765 a	904 a
Prince Rupert CA	n/u	n/u	**	**	**	**	726 a	666 a	696 a	653 a
Quesnel CA	n/u	n/u	421 b	437 a	534 b	569 b	603 a	633 a	578 a	612 a
Salmon Arm CA	n/u	n/u	**	**	742 a	**	**	**	748 a	795 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	**	774 a	786 a	764 a
Summerland D.M.	**	**	528 a	545 a	698 a	715 a	**	**	609 a	635 a
Terrace CA	n/u	n/u	**	**	615 a	618 a	643 a	763 a	622 a	673 a
Vancouver CMA	925 a	979 a	936 a	937 a	1,343 a	1,396 a	1,397 a	1,400 a	1,355 a	1,374 a
Vernon CA	**	**	585 a	576 a	779 a	782 a	882 a	890 a	752 a	752 a
Victoria CMA	**	**	708 a	733 a	971 a	1,041 a	1,504 a	1,529 a	1,199 a	1,241 a
Williams Lake CA	n/u	n/u	**	454 a	654 a	680 a	776 a	755 a	735 a	713 a
British Columbia 10,000+	**762 a**	**788 a**	**657 a**	**677 a**	**941 a**	**977 a**	**1,163 a**	**1,169 a**	**1,031 a**	**1,051 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	n/u	n/u	**	**	**	**	18 a	107	22 a	267
Campbell River CA	**	**	3 a	45	2 a	138	6 a	165	11 a	350
Chilliwack CA	**	**	**	**	2 a	98	9 a	63	12 a	187
Courtenay-Comox CA	n/u	n/u	n/u	n/u	11 a	194	2 a	133	13 a	327
Cranbrook CA	**	**	1 a	17	2 a	67	4 a	97	7 a	183
Dawson Creek CA	n/u	n/u	**	**	3 a	90	3 a	105	6 a	198
Duncan-North Cowichan CA	n/u	n/u	6 a	60	7 a	70	1 a	72	14 a	202
Fort St. John CA	n/u	n/u	**	60	18 c	240	12 b	201	31 b	501
Kamloops CA	**	**	1 a	25	4 a	187	8 a	262	13 a	476
Kamloops Zone 1-South Shore	n/u	n/u	**	**	2 a	131	4 a	114	7 a	249
Kamloops Zone 2-North Shore	**	**	0 a	21	2 a	56	4 a	148	6 a	227
Kelowna CMA	n/u	n/u	0 a	25	9 a	291	2 a	89	11 a	405
Kitimat CA	n/u	n/u	n/u	n/u	12 d	45	37 a	98	49 a	143
Nanaimo CA	**	**	0 a	19	5 a	130	5 a	62	10 a	217
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	1 a	14	3 a	116	6 a	84	10 a	216
Port Alberni CA	**	**	1 a	17	2 a	37	6 a	95	10 a	150
Powell River CA	n/u	n/u	**	**	**	**	**	**	1 a	29
Prince George CA	**	**	5 a	59	8 a	96	6 c	201	21 b	364
Prince George Zone 1-Downtown	**	**	**	**	4 a	54	3 d	104	11 c	188
Prince George Zone 2-Outlying	n/u	n/u	**	**	4 a	42	3 a	97	10 a	176
Prince Rupert CA	n/u	n/u	**	**	**	**	**	89	**	102
Quesnel CA	n/u	n/u	**	10	1 d	29	8 a	139	9 a	178
Salmon Arm CA	n/u	n/u	**	**	2 a	17	**	**	2 a	23
Squamish CA	n/u	n/u	n/u	n/u	**	**	0 a	34	0 a	44
Summerland D.M.	**	**	1 a	35	3 a	37	**	**	4 a	74
Terrace CA	n/u	n/u	**	**	4 a	85	**	65	4 b	154
Vancouver CMA	0 a	63	4 d	111	20 a	934	34 a	2,022	58 a	3,130
Vernon CA	**	**	2 a	62	2 a	50	2 a	83	6 a	198
Victoria CMA	**	**	3 b	113	2 a	206	8 a	380	13 a	716
Williams Lake CA	**	**	2 a	10	5 a	57	2 a	107	9 a	175
British Columbia 10,000+	**2 a**	**109**	**36 a**	**793**	**129 a**	**3,378**	**197 a**	**4,772**	**364 a**	**9,052**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA	n/u	n/u	**	**	**	**	18.0 a	16.8 a	8.2 b	8.2 a
Campbell River CA	**	**	2.2 a	6.7 a	10.4 a	2.9 a	1.4 a	3.6 a	6.3 a	3.7 a
Chilliwack CA	**	**	**	**	**	2.0	11.1 a	15.9 a	7.1 c	7.5 a
Courtenay-Comox CA	n/u	n/u	n/u	n/u	9.6 a	6.7 a	1.6 a	2.3 a	6.4 a	4.9 a
Cranbrook CA	**	**	5.2 d	5.9 a	1.8 c	4.5 a	7.1 b	4.1 a	4.4 b	4.4 a
Dawson Creek CA	n/u	n/u	**	**	9.7 a	3.3 a	5.8 a	2.9 a	7.5 a	3.0 a
Duncan-North Cowichan CA	n/u	n/u	11.7 a	15.0 a	5.7 a	14.3 a	0.0 a	2.8 a	5.4 a	10.4 a
Fort St. John CA	n/u	n/u	25.8 a	**	14.9 c	8.4 c	7.9 b	6.1 b	13.2 a	6.4 b
Kamloops CA	**	**	0.0 a	4.0 a	1.6 a	2.7 a	1.6 a	4.6 a	1.5 a	3.8 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	0.8 a	1.5 a	0.0 a	5.3 a	0.4 a	3.6 a
Kamloops Zone 2-North Shore	**	**	0.0 a	0.0 a	3.8 a	5.4 a	2.8 a	4.1 a	2.8 a	4.0 a
Kelowna CMA	n/u	n/u	14.3 a	0.0 a	8.2 a	4.8 a	5.9 a	2.2 a	8.0 a	4.0 a
Kitimat CA	n/u	n/u	n/u	n/u	31.3 a	27.3 a	29.3 a	37.9 a	29.9 a	34.5 a
Nanaimo CA	0.0 a	**	11.8 a	0.0 a	1.5 a	3.8 a	11.5 a	8.1 a	5.0 a	4.6 a
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	7.1 a	7.1 a	3.5 a	2.6 a	4.8 a	7.1 a	4.2 a	4.6 a
Port Alberni CA	**	**	26.7 a	11.8 a	5.1 a	5.4 a	7.5 a	6.3 a	9.5 a	7.3 a
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	3.4 a
Prince George CA	**	**	1.8 a	10.7 a	7.2 c	10.9 a	6.2 a	3.6 c	6.0 a	6.9 a
Prince George Zone 1-Downtown	**	**	**	**	**	10.1 a	4.5 a	3.2 c	5.5 c	7.0 c
Prince George Zone 2-Outlying	n/u	n/u	**	**	8.8 a	11.9 a	9.2 a	4.1 a	6.7 a	6.8 a
Prince Rupert CA	n/u	n/u	**	**	**	**	19.2 a	23.6 a	19.4 a	**
Quesnel CA	n/u	n/u	17.4 a	**	3.0 a	3.4 a	9.2 a	7.5 a	8.6 a	7.6 a
Salmon Arm CA	n/u	n/u	**	**	0.0 a	11.8 a	**	**	3.7 a	8.7 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	0.0 a	0.0 a	2.3 a	0.0 a
Summerland D.M.	**	**	0.0 a	2.9 a	5.7 a	8.1 a	**	**	2.7 a	5.4 a
Terrace CA	n/u	n/u	**	**	1.3 a	4.9 a	2.7 a	**	1.9 a	2.7 a
Vancouver CMA	**	0.0	3.5 a	3.6 a	3.8 a	2.2 a	6.4 a	2.5 a	5.5 a	2.4 a
Vernon CA	**	**	0.0 a	4.8 a	7.8 a	6.0 a	3.6 a	8.4 a	3.5 a	6.6 a
Victoria CMA	**	**	1.7 a	2.7 a	3.4 a	2.9 a	3.2 a	2.6 a	3.0 a	2.7 a
Williams Lake CA	**	**	**	20.0 a	7.9 a	12.3 a	22.2 a	1.9 a	17.6 a	6.3 a
British Columbia 10,000+	**3.2 b**	**1.9 a**	**6.1 a**	**5.7 a**	**6.1 a**	**4.5 a**	**7.1 a**	**4.9 a**	**6.6 a**	**4.8 a**

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Abbotsford CMA	n/u	n/u	**	**	**	**	3.7 d	4.5 c	++	6.6 b
Campbell River CA	**	**	-1.8 a	2.7 a	2.1 c	0.3 b	**	1.3 a	2.2 c	1.2 a
Chilliwack CA	**	**	**	**	2.8 c	1.3 a	0.2 a	1.9 a	1.6 c	1.7 b
Courtenay-Comox CA	n/u	n/u	n/u	n/u	4.0 d	1.4 a	3.8 d	1.2 a	3.4 d	1.1 a
Cranbrook CA	n/s	**	5.2 c	2.6 c	3.4 d	3.2 b	10.2 c	6.0 c	4.6 b	4.4 b
Dawson Creek CA	n/u	n/u	**	**	-3.9 d	5.2 b	-5.1 c	1.2 d	-4.1 c	2.4 c
Duncan-North Cowichan CA	n/u	n/u	1.1 a	**	4.0 a	2.3 a	6.7 b	-0.6 b	3.4 b	4.1 c
Fort St. John CA	n/u	n/u	++	-1.6 a	1.1 c	++	++	-0.6 a	0.7 b	-0.9 a
Kamloops CA	**	**	**	++	6.0 c	2.2 b	6.8 c	++	5.8 c	0.7 b
Kamloops Zone 1-South Shore	n/u	n/u	**	**	3.0 a	2.4 b	5.5 b	++	3.1 b	++
Kamloops Zone 2-North Shore	**	**	**	++	**	++	**	++	**	1.6 c
Kelowna CMA	n/u	n/u	**	++	**	++	++	**	++	++
Kitimat CA	n/u	n/u	n/u	n/u	++	3.8 c	++	++	++	++
Nanaimo CA	-0.2 a	**	++	++	2.0 b	0.6 b	2.1 a	2.4 a	1.8 b	2.5 b
Parksville CA	n/u	n/u	**	**	**	**	n/s	n/s	**	**
Penticton CA	**	**	**	**	5.3 d	++	**	0.9 a	**	++
Port Alberni CA	**	**	**	**	16.6 a	**	5.1 a	2.4 b	6.5 a	3.1 b
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	**
Prince George CA	**	**	**	2.7 a	++	3.5 c	-2.2 c	3.5 a	++	3.3 c
Prince George Zone 1-Downtown	**	**	**	**	++	++	-3.3 a	++	-2.9 c	2.2 c
Prince George Zone 2-Outlying	n/u	n/u	**	**	**	8.3 a	**	++	3.7 c	4.5 a
Prince Rupert CA	n/u	n/u	**	**	**	**	10.9 c	-8.6 b	9.4 b	-7.4 c
Quesnel CA	n/u	n/u	**	5.6 d	**	5.8 d	-2.8 c	3.1 d	-3.9 d	4.2 d
Salmon Arm CA	n/u	n/u	**	**	7.3 a	**	**	**	9.0 a	10.0 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	**	**	++	**
Summerland D.M.	**	**	5.6 a	5.4 a	**	3.7 c	**	**	4.4 c	3.6 c
Terrace CA	n/u	n/u	**	**	**	1.4 a	++	**	**	8.9 a
Vancouver CMA	**	4.6 b	2.0 c	2.0 c	2.4 c	3.9 c	2.8 c	++	2.6 c	1.1 a
Vernon CA	**	**	2.7 c	++	3.3 c	-0.1 a	++	++	++	++
Victoria CMA	**	**	5.3 b	3.1 c	4.4 c	6.0 a	5.3 a	2.4 a	4.1 b	3.9 a
Williams Lake CA	n/u	n/u	**	**	++	2.5 c	++	-2.7 a	++	++
British Columbia 10,000+	**4.1 c**	**2.6 a**	**2.8 b**	**2.8 a**	**2.3 b**	**3.3 b**	**2.5 b**	**0.7 a**	**2.2 b**	**1.7 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA	9.1 c	3.4 c	5.0 a	7.3 a	6.5 a	5.8 a	15.6 a	13.4 c	6.2 a	6.7 a
Campbell River CA	7.5 a	5.0 a	6.2 a	11.0 a	9.7 a	5.7 a	4.9 a	3.8 a	8.1 a	6.9 a
Chilliwack CA	8.8 a	10.8 a	8.8 a	7.5 a	6.6 a	4.7 a	5.6 a	7.3 a	7.7 a	6.4 a
Courtenay-Comox CA	0.7 a	4.3 a	2.4 a	4.0 a	4.5 a	3.7 a	2.4 a	3.2 a	3.5 a	3.8 a
Cranbrook CA	24.1 d	0.0 a	4.4 a	6.5 a	3.9 a	5.0 a	4.1 b	2.8 a	4.4 a	5.1 a
Dawson Creek CA	1.4 a	2.7 a	2.1 a	2.3 a	5.4 a	2.0 a	4.5 a	3.7 a	3.7 a	2.4 a
Duncan-North Cowichan CA	8.6 a	3.0 a	5.5 a	3.9 a	6.4 a	4.5 a	4.7 a	3.2 a	5.9 a	4.0 a
Fort St. John CA	13.4 a	10.7 a	20.6 a	10.8 a	20.2 a	9.4 a	7.0 a	5.7 a	18.5 a	9.5 a
Kamloops CA	2.1 a	11.2 a	1.6 a	2.4 a	1.4 a	1.8 a	1.3 a	3.2 a	1.5 a	2.6 a
Kamloops Zone 1-South Shore	2.6 a	4.2 a	1.0 a	1.1 a	1.3 a	1.1 a	0.0 a	3.6 a	1.1 a	1.5 a
Kamloops Zone 2-North Shore	0.0 a	27.5 a	2.2 a	3.9 a	1.7 a	2.5 a	2.4 a	2.9 a	1.9 a	3.9 a
Kelowna CMA	0.8 a	3.8 a	2.5 a	2.7 a	4.0 a	3.9 a	6.3 a	3.4 a	3.4 a	3.4 a
Kitimat CA	15.9 a	**	9.2 a	27.1 a	12.4 a	30.6 a	22.8 a	32.9 a	13.7 a	30.2 a
Nanaimo CA	1.5 a	1.6 a	2.9 a	2.4 a	4.1 a	4.7 a	5.9 a	3.9 a	3.5 a	3.4 a
Parksville CA	0.0 a	0.0 a	2.6 a	1.7 a	1.9 a	1.6 a	0.0 a	0.0 a	1.9 a	1.5 a
Penticton CA	6.5 a	1.4 a	2.8 a	5.7 a	3.6 a	3.2 a	5.0 a	7.2 a	3.5 a	4.4 a
Port Alberni CA	8.7 a	3.2 a	7.6 a	6.2 a	4.3 a	4.6 a	5.8 a	6.5 a	6.1 a	5.4 a
Powell River CA	0.0 a	**	2.1 a	5.4 a	4.2 a	1.9 a	7.8 a	2.0 a	3.4 a	3.7 a
Prince George CA	12.1 a	11.0 a	6.3 a	8.2 a	6.2 a	6.2 a	10.0 a	8.3 a	7.3 a	7.5 a
Prince George Zone 1-Downtown	16.0 a	12.7 a	8.9 a	10.8 a	7.8 a	7.0 a	4.7 a	3.3 a	8.8 a	8.7 a
Prince George Zone 2-Outlying	5.9 a	8.0 a	4.5 a	6.4 a	5.3 a	5.8 a	12.0 a	9.9 a	6.4 a	6.9 a
Prince Rupert CA	8.9 a	**	12.1 a	8.5 a	15.7 a	15.1 a	11.8 a	13.2 a	13.1 a	11.8 a
Quesnel CA	0.0 a	0.0 a	5.0 a	5.5 a	10.1 a	15.9 a	**	5.3 a	7.7 a	10.0 a
Salmon Arm CA	0.0 a	0.0 a	4.1 a	2.5 a	3.9 a	4.5 a	14.3 a	0.0 a	4.2 a	3.4 a
Squamish CA	13.8 a	0.0 a	3.6 a	10.9 a	5.1 a	3.5 a	1.3 a	2.5 a	4.6 a	4.3 a
Summerland D.M.	**	**	0.0 a	**	3.6 a	10.9 a	**	**	1.9 a	7.8 a
Terrace CA	14.3 a	3.4 a	4.0 a	3.2 a	5.9 a	11.6 a	12.6 a	**	7.3 a	8.8 a
Vancouver CMA	1.4 a	1.2 a	2.1 a	1.9 a	2.6 a	2.1 a	3.9 a	2.1 a	2.2 a	1.9 a
Vernon CA	1.1 a	11.5 a	2.9 a	5.4 a	3.3 a	7.0 a	3.3 a	4.9 a	3.0 a	6.3 a
Victoria CMA	1.3 a	0.8 a	1.6 a	1.7 a	1.1 a	1.2 a	1.5 a	1.6 a	1.4 a	1.5 a
Williams Lake CA	12.5 a	0.0 a	7.2 a	9.4 a	14.4 a	13.1 a	18.2 a	4.8 a	13.3 a	10.3 a
British Columbia 10,000+	**1.9 a**	**1.7 a**	**2.5 a**	**2.5 a**	**3.8 a**	**3.4 a**	**5.3 a**	**4.0 a**	**3.0 a**	**2.8 a**

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA	552 a	546 a	647 a	657 a	781 a	788 a	1,102 a	1,153 a	724 a	733 a
Campbell River CA	451 a	490 a	561 a	586 a	683 a	696 a	825 a	915 a	650 a	690 a
Chilliwack CA	477 a	487 a	599 a	602 a	755 a	741 a	895 a	892 a	675 a	670 a
Courtenay-Comox CA	535 a	538 a	605 a	639 a	721 a	765 a	785 a	791 a	688 a	723 a
Cranbrook CA	442 b	530 b	559 a	584 a	688 a	706 a	784 a	804 a	657 a	679 a
Dawson Creek CA	592 a	621 a	698 a	713 a	889 a	948 a	1,035 a	1,056 a	809 a	841 a
Duncan-North Cowichan CA	506 a	517 a	586 a	619 a	698 a	716 a	904 a	921 a	645 a	672 a
Fort St. John CA	587 a	596 a	704 a	701 a	927 a	915 a	1,059 a	1,044 a	863 a	852 a
Kamloops CA	575 a	600 a	686 a	683 a	827 a	827 a	1,085 a	1,071 a	778 a	773 a
Kamloops Zone 1-South Shore	587 a	588 a	725 a	729 a	887 a	887 a	1,232 a	1,235 a	825 a	821 a
Kamloops Zone 2-North Shore	530 a	625 a	639 a	631 a	754 a	761 a	957 a	949 a	721 a	719 a
Kelowna CMA	584 a	587 a	735 a	739 a	892 a	893 a	1,029 a	1,038 a	828 a	829 a
Kitimat CA	418 a	**	444 a	467 a	508 a	530 a	582 a	586 a	500 a	523 a
Nanaimo CA	509 a	520 a	629 a	648 a	772 a	792 a	925 a	962 a	694 a	713 a
Parksville CA	493 a	488 a	587 a	637 a	682 a	726 a	818 c	892 b	658 a	704 a
Penticton CA	524 a	541 a	635 a	663 a	760 a	782 a	1,062 a	1,048 a	708 a	722 a
Port Alberni CA	442 a	448 a	488 a	505 a	627 a	649 a	775 a	768 a	575 a	588 a
Powell River CA	444 a	429 b	537 a	560 a	639 a	642 a	729 a	787 a	594 a	606 a
Prince George CA	505 a	500 a	600 a	599 a	690 a	708 a	787 a	816 a	665 a	678 a
Prince George Zone 1-Downtown	514 a	497 a	596 a	591 a	674 a	686 a	736 a	748 a	634 a	635 a
Prince George Zone 2-Outlying	489 a	504 a	603 a	605 a	697 a	718 a	806 a	838 a	682 a	702 a
Prince Rupert CA	431 a	443 a	536 a	536 a	652 a	646 a	687 a	653 a	598 a	592 a
Quesnel CA	396 a	414 a	495 a	498 a	600 a	595 a	611 a	644 a	567 a	573 a
Salmon Arm CA	461 a	478 a	606 a	622 a	743 a	774 a	764 a	841 a	679 a	703 a
Squamish CA	526 a	538 a	714 a	702 a	838 a	802 a	953 a	867 a	814 a	775 a
Summerland D.M.	**	**	522 a	545 a	663 a	746 b	**	**	606 a	679 b
Terrace CA	494 a	506 a	535 a	553 a	622 a	634 a	701 a	779 a	613 a	638 a
Vancouver CMA	804 a	811 a	919 a	940 a	1,175 a	1,202 a	1,381 a	1,410 a	986 a	1,006 a
Vernon CA	495 a	515 a	628 a	633 a	780 a	788 a	850 a	850 a	710 a	718 a
Victoria CMA	646 a	665 a	789 a	805 a	1,000 a	1,025 a	1,357 a	1,368 a	858 a	876 a
Williams Lake CA	417 a	443 a	572 a	563 a	675 a	670 a	779 a	760 a	665 a	656 a
British Columbia 10,000+	**745 a**	**754 a**	**852 a**	**870 a**	**998 a**	**1,016 a**	**1,155 a**	**1,170 a**	**902 a**	**918 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	4	118	131	1,802	111	1,930	19	142	266	3,993
Campbell River CA	2	40	45	410	41	722	8	211	96	1,383
Chilliwack CA	12	111	108	1,450	61	1,301	9	123	191	2,985
Courtenay-Comox CA	6	138	20	495	46	1,231	8	251	80	2,115
Cranbrook CA	0	12	21	327	29	576	4	144	54	1,060
Dawson Creek CA	2	74	10	429	8	403	5	134	25	1,040
Duncan-North Cowichan CA	2	66	28	725	27	599	3	93	60	1,483
Fort St. John CA	8	75	71	656	110	1,171	13	230	203	2,132
Kamloops CA	19	169	39	1,623	28	1,560	10	309	96	3,661
Kamloops Zone 1-South Shore	5	118	10	876	9	805	5	138	29	1,937
Kamloops Zone 2-North Shore	14	51	29	747	19	755	5	171	67	1,724
Kelowna CMA	5	134	48	1,761	86	2,220	7	209	146	4,324
Kitimat CA	**	**	45	166	113	370	41	125	202	670
Nanaimo CA	4	255	39	1,615	70	1,482	7	183	120	3,534
Parksville CA	0	17	2	117	7	428	0	19	9	581
Penticton CA	2	140	57	1,008	31	973	7	97	97	2,219
Port Alberni CA	2	63	30	487	21	453	8	124	61	1,127
Powell River CA	**	9	16	304	5	269	1	50	23	632
Prince George CA	29	268	97	1,178	103	1,658	54	658	283	3,761
Prince George Zone 1-Downtown	21	168	53	491	38	537	5	161	117	1,356
Prince George Zone 2-Outlying	8	100	44	687	65	1,121	49	497	166	2,405
Prince Rupert CA	**	56	22	253	38	252	20	149	84	710
Quesnel CA	0	14	12	217	51	320	8	160	71	711
Salmon Arm CA	0	11	4	163	9	201	0	13	13	388
Squamish CA	0	27	6	55	4	113	2	81	12	276
Summerland D.M.	**	**	**	35	7	67	**	**	8	107
Terrace CA	1	29	4	125	35	303	**	111	50	568
Vancouver CMA	141	11,504	1,245	66,067	545	25,782	90	4,235	2,021	107,587
Vernon CA	10	88	42	784	54	782	10	204	117	1,858
Victoria CMA	20	2,548	227	13,299	91	7,299	13	807	352	23,952
Williams Lake CA	0	14	18	192	53	405	7	145	78	756
British Columbia 10,000+	**278**	**15,989**	**2,390**	**95,743**	**1,786**	**52,869**	**365**	**9,012**	**4,818**	**173,613**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA	10.0 c	5.1 a	5.3 a	8.2 a	7.4 a	6.9 a	15.6 a	13.4 c	6.8 a	7.7 a
Campbell River CA	7.5 a	5.0 a	8.1 a	12.4 a	10.7 a	7.2 a	4.9 a	4.7 a	9.2 a	8.3 a
Chilliwack CA	11.7 a	13.5 a	10.0 a	9.8 a	8.6 a	7.2 a	8.3 a	8.9 a	9.4 a	8.7 a
Courtenay-Comox CA	0.7 a	6.5 a	4.1 a	4.0 a	5.8 a	4.6 a	4.0 a	3.6 a	4.8 a	4.5 a
Cranbrook CA	24.1 d	0.0 c	4.7 a	6.5 a	4.0 a	5.3 a	6.9 a	2.8 a	4.9 a	5.3 a
Dawson Creek CA	1.4 a	2.7 a	2.1 a	2.3 a	5.4 a	2.0 a	4.5 a	3.7 a	3.7 a	2.4 a
Duncan-North Cowichan CA	8.6 a	3.0 a	6.3 a	5.7 a	8.0 a	5.7 a	5.6 a	4.3 a	7.0 a	5.5 a
Fort St. John CA	14.8 a	12.0 a	22.0 a	10.8 a	20.8 a	9.7 a	8.6 b	5.7 b	19.6 a	9.7 a
Kamloops CA	2.1 a	11.8 a	1.6 a	3.3 a	1.4 a	2.8 a	1.3 a	4.5 a	1.5 a	3.6 a
Kamloops Zone 1-South Shore	2.6 a	4.2 a	1.0 a	1.9 a	1.3 a	1.9 a	0.0 a	5.1 a	1.1 a	2.3 a
Kamloops Zone 2-North Shore	0.0 a	29.4 a	2.2 a	5.0 a	1.7 a	3.7 a	2.4 a	4.1 a	1.9 a	5.0 a
Kelowna CMA	2.3 a	5.3 a	3.0 a	3.9 a	5.0 a	4.9 a	8.2 a	3.4 a	4.3 a	4.4 a
Kitimat CA	15.9 a	**	9.2 a	27.1 a	13.0 a	30.6 a	23.6 a	32.9 a	14.2 a	30.2 a
Nanaimo CA	3.4 a	3.5 a	4.7 a	3.6 a	5.3 a	6.1 a	7.5 a	3.9 b	5.0 a	4.6 a
Parksville CA	0.0 a	0.0 a	3.5 a	1.7 a	2.9 a	1.6 a	0.0 a	0.0 a	2.8 a	1.5 a
Penticton CA	6.5 a	2.8 a	2.8 a	6.2 a	3.6 a	4.3 a	5.0 a	7.2 a	3.5 a	5.2 a
Port Alberni CA	8.7 a	3.2 a	8.4 a	8.4 a	5.4 a	5.1 a	8.3 a	7.3 a	7.2 a	6.7 a
Powell River CA	0.0 a	**	2.1 a	6.1 a	5.4 a	3.0 a	7.8 a	4.3 a	3.9 a	4.7 a
Prince George CA	13.0 a	11.0 a	7.7 a	9.0 a	7.2 a	7.1 a	10.8 a	8.6 a	8.4 a	8.2 a
Prince George Zone 1-Downtown	16.8 a	12.7 c	11.2 a	12.0 a	8.4 a	8.9 a	5.9 a	3.3 c	10.1 a	9.9 a
Prince George Zone 2-Outlying	6.9 a	8.0 a	5.2 a	6.8 a	6.5 a	6.2 a	12.6 a	10.3 a	7.4 a	7.3 a
Prince Rupert CA	8.9 b	**	13.3 c	9.4 b	17.7 a	15.5 a	11.8 c	17.4 c	14.2 a	13.2 a
Quesnel CA	0.0 a	0.0 a	6.4 a	6.9 a	11.5 a	16.9 a	8.1 c	6.5 a	9.1 a	11.2 a
Salmon Arm CA	9.1 a	9.1 a	5.9 a	4.9 a	4.8 a	5.0 a	14.3 a	0.0 a	5.7 a	4.9 a
Squamish CA	13.8 a	0.0 a	3.6 a	10.9 a	6.0 a	3.5 a	1.3 a	2.5 a	5.0 a	4.3 a
Summerland D.M.	**	**	0.0 a	**	3.6 a	10.9 c	**	**	1.9 a	7.8 b
Terrace CA	14.3 a	3.4 a	4.0 b	3.2 a	5.9 a	11.6 a	12.6 a	**	7.3 a	8.8 a
Vancouver CMA	2.0 a	2.0 a	2.8 a	2.7 a	3.3 a	2.9 a	4.5 a	3.1 a	2.9 a	2.7 a
Vernon CA	1.1 a	11.5 a	3.3 a	5.8 a	4.3 a	7.5 a	3.3 a	7.4 a	3.6 a	6.9 a
Victoria CMA	2.6 a	2.0 a	2.7 a	2.9 a	2.2 a	2.4 a	2.7 a	2.1 a	2.6 a	2.6 a
Williams Lake CA	12.5 a	0.0 a	7.2 a	9.9 a	14.7 a	13.8 a	18.8 a	4.8 a	13.6 a	10.8 a
British Columbia 10,000+	**2.7 a**	**2.6 a**	**3.3 a**	**3.4 a**	**4.6 a**	**4.3 a**	**6.0 a**	**4.9 a**	**3.8 a**	**3.7 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Abbotsford CMA	2.7 c	++	3.0 a	1.7 a	2.7 a	0.9 a	3.6 c	2.7 b	2.6 a	1.5 a
Campbell River CA	++	8.0 a	2.6 b	4.6 b	8.7 c	1.9 a	**	1.6 c	4.7 b	2.6 a
Chilliwack CA	++	-1.3 a	1.3 a	++	1.8 b	-1.3 a	++	-0.6 b	1.3 a	-0.6 a
Courtenay-Comox CA	3.5 a	1.6 a	2.3 a	3.3 b	2.4 a	2.6 a	3.7 b	++	2.8 a	2.2 a
Cranbrook CA	5.0 c	4.2 a	4.9 a	3.5 a	4.1 a	5.1 a	6.9 b	4.8 b	4.4 a	5.0 a
Dawson Creek CA	**	3.7 d	++	2.9 a	-3.5 d	7.3 a	-8.1 b	5.1 b	-2.8 c	4.5 a
Duncan-North Cowichan CA	9.1 b	-1.2 a	2.9 a	4.7 a	4.7 b	3.9 b	8.1 b	-2.2 b	3.4 b	4.2 a
Fort St. John CA	3.2 b	1.0 a	++	-0.2 b	-1.2 a	-1.0 a	-0.8 a	-2.2 a	-0.9 a	-1.1 a
Kamloops CA	4.2 b	++	4.6 b	0.7 a	4.9 a	++	6.7 b	3.0 c	4.8 a	++
Kamloops Zone 1-South Shore	2.6 b	0.7 a	5.7 b	1.2 a	6.0 a	++	7.1 b	3.3 d	5.8 a	0.4 a
Kamloops Zone 2-North Shore	8.1 c	++	3.3 d	++	3.4 b	++	**	2.7 b	3.6 c	++
Kelowna CMA	-4.4 d	2.3 c	-2.9 c	0.9 d	-1.8 c	++	++	++	-2.6 c	++
Kitimat CA	++	**	2.1 a	3.5 a	**	6.9 a	++	4.4 b	++	5.4 a
Nanaimo CA	1.7 c	1.9 a	1.8 b	2.6 a	2.2 b	3.2 b	1.6 c	4.2 b	2.1 a	2.7 a
Parksville CA	2.4 a	1.4 a	2.0 b	++	2.3 a	1.8 a	1.8 c	++	2.6 a	1.4 a
Penticton CA	1.6 c	5.4 b	1.2 d	5.0 a	2.0 c	2.9 b	1.8 c	0.5 a	1.7 c	3.8 a
Port Alberni CA	5.5 a	2.4 a	4.5 b	2.4 b	5.0 c	3.8 a	3.8 a	4.4 a	4.4 b	3.1 a
Powell River CA	10.7 a	-4.3 a	3.1 a	4.6 b	5.0 a	++	**	7.8 b	4.2 c	3.3 a
Prince George CA	-3.6 c	++	-0.4 b	-1.0 a	++	++	-3.2 a	0.7 a	-0.3 b	++
Prince George Zone 1-Downtown	++	-1.3 a	3.9 a	-2.9 a	**	-0.5 a	-3.9 c	++	1.4 a	-1.1 a
Prince George Zone 2-Outlying	-5.4 a	1.0 a	-2.4 a	++	-0.5 a	++	-2.8 a	0.5 a	-1.3 a	0.4 a
Prince Rupert CA	-3.2 a	0.9 a	0.9 a	-2.8 a	++	-1.4 a	11.7 a	-4.6 a	1.9 a	-2.8 a
Quesnel CA	-2.5 a	7.3 a	7.6 b	2.1 a	9.5 b	++	-2.5 c	3.6 d	6.6 a	++
Salmon Arm CA	**	4.9 a	2.6 a	3.4 a	2.9 a	4.9 a	**	2.5 a	2.9 a	4.2 a
Squamish CA	-2.1 a	0.8 a	7.9 a	-1.5 b	8.0 a	-5.8 a	++	-5.7 a	3.4 a	-3.3 a
Summerland D.M.	**	**	4.8 a	5.4 a	3.8 d	**	**	**	4.5 a	5.2 a
Terrace CA	0.8 a	2.3 a	-2.0 a	4.0 a	9.9 c	2.2 a	**	7.8 a	6.7 a	4.1 a
Vancouver CMA	3.6 a	3.0 a	2.9 a	2.6 a	2.6 a	3.1 a	3.7 a	2.3 a	2.9 a	2.6 a
Vernon CA	1.6 a	1.8 a	++	0.7 a	++	0.7 a	++	++	++	1.4 a
Victoria CMA	4.1 a	3.8 a	4.6 a	2.3 a	5.0 a	2.7 a	1.0 a	1.7 a	4.4 a	2.4 a
Williams Lake CA	**	9.6 a	1.1 a	0.8 a	1.9 a	-0.8 a	++	-2.5 a	++	-0.4 a
British Columbia 10,000+	**3.2** a	**2.9** a	**2.8** a	**2.4** a	**2.8** a	**2.6** a	**2.7** a	**2.0** a	**2.8** a	**2.3** a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
British Columbia - October 2010

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
Vancouver CMA	1.7 b	2.2 b	2.1 a	1.9 a
Victoria CMA	1.7 a	1.6 a	1.4 a	1.5 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
British Columbia - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Vancouver CMA	**	811 a	1,297 c	940 a	1,610 b	1,195 a	**	1,420 a
Victoria CMA	n/u	665 a	**	806 a	**	1,024 a	**	1,223 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
British Columbia - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Vancouver CMA	**	**	1,118 b	1,297 c	1,448 b	1,610 b	1,891 d	**	1,308 b	1,460 b
Victoria CMA	**	n/u	**	**	1,223 b	**	**	**	1,152 c	**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
British Columbia - October 2010

Condo Sub Area	Condominium Universe		Rental Units		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Vancouver CMA	160,214	168,871	38,129 a	41,744 a	23.8 a	24.7 a	1.7 b	2.2 b
Victoria CMA	20,486	21,582	3,583 a	4,162 a	17.5 a	19.3 a	1.7 a	1.6 a

[1]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type British Columbia - October 2010

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA										
Single Detached	n/s	n/s	**	**	812 c	845 d	1,194 b	1,190 b	1,087 b	1,074 b
Semi detached, Row and Duplex	n/s	n/s	**	**	776 d	**	1,001 c	975 b	893 b	844 b
Other-Primarily Accessory Suites	n/s	n/s	625 c	644 d	732 b	718 b	916 b	995 c	736 b	738 b
Total	n/s	n/s	**	640 c	769 b	744 b	1,119 a	1,121 a	948 a	927 a
Kelowna CMA										
Single Detached	n/s	n/s	866 c	734 c	1,003 c	1,021 b	1,299 b	1,430 b	1,169 b	1,258 b
Semi detached, Row and Duplex	n/s	n/s	**	711 c	925 d	1,017 c	1,115 c	1,137 c	989 c	1,062 b
Other-Primarily Accessory Suites	n/s	n/s	**	575 d	950 c	948 c	**	**	1,035 d	834 c
Total	**	n/s	**	641 c	960 b	1,002 b	1,238 b	1,309 b	1,086 b	1,120 b
Vancouver CMA										
Single Detached	n/s	n/s	514 c	**	906 c	1,055 d	1,528 b	1,561 b	1,317 b	1,331 b
Semi detached, Row and Duplex	n/s	n/s	**	670 c	1,037 c	1,093 d	1,168 b	1,301 c	1,097 b	1,160 c
Other-Primarily Accessory Suites	n/s	n/s	730 c	**	862 b	911 c	1,288 d	1,342 c	851 b	941 c
Total	n/s	n/s	730 c	819 d	931 b	1,014 b	1,379 b	1,452 b	1,101 b	1,155 b
Victoria CMA										
Single Detached	n/s	n/s	**	**	1,180 b	1,019 c	1,500 b	1,486 b	1,296 b	1,238 b
Semi detached, Row and Duplex	n/s	n/s	866 d	**	874 c	952 b	1,072 c	1,096 b	981 c	1,021 b
Other-Primarily Accessory Suites	**	n/s	778 b	780 c	907 b	**	1,207 b	**	926 c	994 c
Total	**	n/s	776 b	787 b	992 b	1,031 b	1,289 b	1,283 b	1,081 a	1,091 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type British Columbia - October 2010

	Estimated Number of Households in Other Secondary Rented Units[1]			
	Oct-09		Oct-10	
Abbotsford CMA				
Single Detached	3,626	b	3,568	b
Semi detached, Row and Duplex	1,714	c	1,721	c
Other-Primarily Accessory Suites	1,946	b	2,127	b
Total	7,285	a	7,416	b
Kelowna CMA				
Single Detached	4,022	b	3,806	b
Semi detached, Row and Duplex	2,719	b	2,481	b
Other-Primarily Accessory Suites	1,322	c	1,346	c
Total	8,063	b	7,633	b
Vancouver CMA				
Single Detached	38,297	b	40,496	b
Semi detached, Row and Duplex	28,589	b	27,036	a
Other-Primarily Accessory Suites	28,443	c	31,998	b
Total	95,328	b	99,530	a
Victoria CMA				
Single Detached	6,935	b	6,959	a
Semi detached, Row and Duplex	5,595	b	6,618	a
Other-Primarily Accessory Suites	5,762	b	4,656	b
Total	18,292	a	18,233	a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

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